

19.230.050 Hotel, convention and trade centers.

The following uses shall be permitted in the city center frame (CC-F) zone subject to the regulations and notes set forth in this section:

USE	REGULATIONS	USE ZONE CHART													
		DIRECTIONS: FIRST, read down to find use . . . THEN, across for REGULATIONS													
		Required Review Process	Minimums				Required Parking Spaces	ZONE CC-F							
			Lot Size	Required Yards					Height of Structure						
Front	Side (each)	Rear		SPECIAL REGULATIONS AND NOTES											
Hotel, motel, convention, performing arts conference, and trade centers	Process II Possible Process III See note 1	None	0 ft. See notes 1, 2, and 4	0 ft.	0 ft.	65 ft. above average building elevation See notes 1 and 4	1 for each guest room Facilities with no guest rooms: Determined on a case-by-case basis See notes 3 and 13	1. The city may, using process III, modify required yard, height, landscape and buffer and other site design and dimensional requirements for a proposed development that meets the following criteria: a. The proposed development will be consistent with the adopted comprehensive plan policies for this zone; and b. The proposed development will be consistent with applicable design guidelines; and c. The street utilities and other infrastructure in the area are adequate to support the proposed development. 2. No more than a five-foot building setback is allowed adjacent to principal pedestrian right(s)-of-way, as determined by the director, unless: it is precluded by existing site improvements, easements, topography, or other site constraints, as determined by the director; or to allow streetscape amenities, public on-site open space, or other architectural element(s) or improvements approved under Chapter 19.115 FWRC. The minimum building setback along all other property lines is the same as the perimeter buffer as required by Chapter 19.125 FWRC. 3. If this use includes accessory meeting, convention or other facilities that will be used by persons other than overnight guests at the hotel or motel, the city may require additional parking on a case-by-case basis, based on the extent and nature of these accessory facilities. 4. Structures on property that adjoins a residential zone shall be set back a minimum of 20 ft. from the property line adjacent to the residential zone. The height of structures shall not exceed 30 ft. above average building elevation when located between 20 ft. and 40 ft. from the adjacent residentially-zoned property line, and shall not exceed 40 ft. above average building elevation when located between 40 ft. and 100 ft. from such property line. 5. No maximum lot coverage is established. Instead, the buildable area will be determined by other site development requirements, i.e., required buffers, parking lot landscaping, surface water facilities, etc. 6. For community design guidelines that apply to the project, see Chapter 19.115 FWRC. 7. For landscaping requirements that apply to the project, see Chapter 19.125 FWRC. 8. For sign requirements that apply to the project, see Chapter 19.140 FWRC. 9. Refer to Chapter 19.265 FWRC to determine what other provisions of this chapter may apply to the subject property. 10. Single-story buildings may not exceed a total ground floor area of 16,000 gross sq. ft., unless approved under the provisions of FWRC 19.110.080, or approved by the director for minor additions such as entry structures, lobbies, seating or dining areas, bay windows, and similar features; provided that such addition(s) shall not exceed 1,000 sq. ft. per building in any one consecutive 12-month period. 11. No more than 16,000 sq. ft. of new single-story construction may occur on a subject property, excluding increases approved under the provisions of FWRC 19.110.080 and minor additions approved by the director under note 10, above. 12. Multiple-story buildings are not subject to notes 10 and 11, above; provided that each floor contains at least 75% of the gross sq. ft. of the floor below it and contains a principal use(s) permitted in this zone. 13. Required parking may be reduced under the provisions of FWRC 19.130.020(3)(a), (b), (c), and (d).							
Process I, II, III and IV are described in Chapter 19.55 FWRC, Chapter 19.60 FWRC, Chapter 19.65 FWRC, Chapter 19.70 FWRC respectively.						For other information about parking and parking areas, see Chapter 19.130 FWRC.			For details of what may exceed this height limit, see FWRC 19.110.050 et seq.			For details regarding required yards, see FWRC 19.125.160 et seq.			